| 077.0 | 0002 | 0002.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,171,200 | / | 1,171,200 |
| USE VALUE: | 1,171,200 | / | 1,171,200 |
| ASSESSED: | 1,171,200 | / | 1,171,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 423 | | MYSTIC ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LOWENSTEIN CARROLL M JR |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 423 MYSTIC ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Cntry | |
| Own Occ: | Y |
| Postal: | 02474 |
| Type: | |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | |
| Cntry | |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .425 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Brick Veneer Exterior and 3080 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 18500.000 | 403,400 | | 767,800 | 1,171,200 |
| Total Card | 0.425 | 403,400 | | 767,800 | 1,171,200 |
| Total Parcel | 0.425 | 403,400 | | 767,800 | 1,171,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.26 | /Parcel: 380.26

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 48745 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 06/16/09 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 077.0-0002-0002.0

!6404!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 403,400 | 0 | 18,500. | 767,800 | 1,171,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 390,900 | 0 | 18,500. | 767,800 | 1,158,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 390,600 | 0 | 18,500. | 767,800 | 1,158,400 | 1,158,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 306,300 | 0 | 18,500. | 767,800 | 1,074,100 | 1,074,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 306,300 | 0 | 18,500. | 658,100 | 964,400 | 964,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 306,300 | 0 | 18,500. | 614,300 | 920,600 | 920,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 306,300 | 0 | 18,500. | 526,500 | 832,800 | 832,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 298,700 | 0 | 18,500. | 471,700 | 770,400 | 770,400 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:51:32 |

**LAST REV**

| Date | Time |
|---|---|
| 03/02/19 | 16:22:17 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6404

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LOWENSTEIN BARB | 25892-574 | | 11/21/1995 | | | No | No | | F |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 48745 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/17/2008 | 1151 | Manual | 5,000 | | | | | new railings and d |
| 8/19/2002 | 683 | Alterati | 1,000 | C | | | | NEW FRONT DOOR. |
| 4/5/2002 | 224 | Re-Roof | 9,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/16/2009 | Measured | 189 | PATRIOT |
| 10/21/1999 | Meas/Inspect | 256 | PATRIOT |
| 11/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 18500 | | Sq. Ft. | Site | | 0 | 70. | 0.59 | 4 | | | Med. Tr | -10 | View | 25 | | | 767,817 | | | | | | 767,800 | |

| Total AC/HA: | 0.42470 | Total SF/SM: | 18500 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 767,817 | Spl Credit | | Total: | 767,800 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 8 - Brick Veneer | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | RED BRICK | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.07613635 |
| Const Adj.: | 1.04019594 |
| Adj $ / SQ: | 145.521 |
| Other Features: | 90000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 584703 |
| Depreciation: | 181258 |
| Depreciated Total: | 403445 |

## COMMENTS

2 DORMERS IN REAR.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

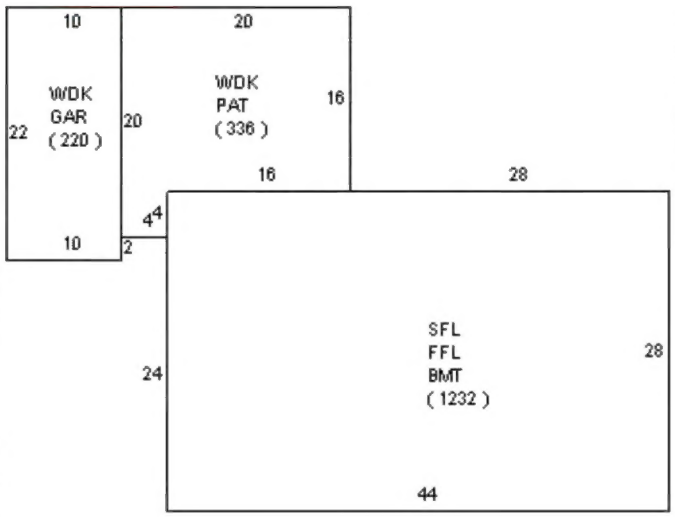
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 160.07 |
| Special Features: | 0 | Val/Su Net: | 83.90 |
| Final Total: | 403400 | Val/Su SzAd | 163.72 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,232 | 57.840 | 71,265 |
| FFL | First Floor | 1,232 | 145.520 | 179,282 |
| SFL | Second Floor | 1,232 | 145.520 | 179,282 |
| WDK | Deck | 556 | 8.110 | 4,510 |
| PAT | Patio | 336 | 3.500 | 1,176 |
| GAR | Garage | 220 | 27.420 | 6,033 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,808 | | | Total: | 441,548 |
| Size Ad | 2464 | Gross Area | 4808 | FinArea | 3080 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | C | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

077.0-0002-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|